

GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

G.A. (Accom.) Department – Providing Private Leased Residential accommodation to Sri G. Satya Prabhakar Rao, Secretary to Government, Legal and Legislative Affairs & Justice, Law Department, A.P. Secretariat, Velagapudi – Approved the renewal lease agreement entered with the House Owner Smt. Seera Krishnaveni, W/o Uday Kumar @ monthly rent of Rs.37,000/- (Rupees Thirty Seven thousand only) for the period of (11) months i.e., from 1-4-2023 to 29-2-2024 and also sanction an amount of Rs:1,11,000/- towards payment of rent to the House Owner for the period of (3) months i.e., from 01.04.2023 to 30.6.2023 – Orders – Issued.

GENERAL ADMINISTRATION (ACCOM.) DEPARTMENT

G.O.Rt.No.1387

Dated:17-07-2023.

Read the following:

- 1) G.O.Rt.No.2017, G.A. (Accom) Dept., dated: 27-09-2022.
- 2) U.O. Note No.GAD-42022/1/2018-CLAIMS-C-1, dated: 01-06-2018.
- 3) From the Secretary to Government, Legal and Legislative Affairs & Justice, Law Department, A.P. Secretariat, Velagapudi, Dated: Nil.

O R D E R:-

In the reference 1st read above, Government have approved the lease agreement entered with the House Owner Smt. Seera Krishnaveni, W/o Uday Kumar for the premises of Plot No.19, Sector.1, Road No.2, Lotus Land Mark Ayodhya Nagar, Vijayawada (Urban), Gandhinagaram, Krishna, A.P. for the residence of Sri G. Satya Prabhakar Rao, Secretary to Government, Legal and Legislative Affairs & Justice, Law Department, A.P. Secretariat, Velagapudi on lease rental basis @ monthly rent of Rs.37,000/- (Rupees Thirty Seven thousand only) for the period of (11) months i.e., from 1-5-2022 to 31-3-2023 in relaxation of G.O.Rt.No.2465, G.A. (Accom) Dept., dated: 12-8-2015. As per instructions issued in the reference 2nd read above, for processing of bills in CFMS system, it is required to issue sanction orders for every month.

2. In reference 3rd read above, Sri G. Satya Prabhakar Rao has informed that he is working as Secretary to Government, Legal and Legislative Affairs & Justice, Law Department, A.P. Secretariat, Velagapudi from 28-4-2022 and requested to approve the renewal lease agreement entered with the house owner of Smt. Seera Krishnaveni, W/o Uday Kumar for his residence taken at Plot No.19, Sector.1, Road No.2, Lotus Land Mark Ayodhya Nagar, Vijayawada (Urban), Gandhinagaram, Krishna, A.P. @ monthly rent of Rs.37,000/- per month, for the period of (11) months from 1-4-2023 to 29-2-2024.

3. After careful examination of the matter, Government hereby approved the renewal lease agreement entered with the House Owner Smt. Seera Krishnaveni, W/o Uday Kumar for the premises of Plot No.19, Sector.1, Road No.2, Lotus Land Mark Ayodhya Nagar, Vijayawada (Urban), Gandhinagaram, Krishna, A.P. for the residence of Sri G. Satya Prabhakar Rao, Secretary to Government, Legal and Legislative Affairs & Justice, Law Department, A.P. Secretariat, Velagapudi on lease rental basis @ monthly rent of Rs.37,000/- (Rupees Thirty Seven thousand only) for the period of (11) months i.e., from 1-4-2023 to 29-2-2024 in relaxation of G.O.Rt.No.2465, G.A. (Accom) Dept., dt: 12-8-2015 and also sanction an amount of Rs:1,11,000/- towards payment of rent to the House Owner for the period of (3) months i.e., from 01.04.2023 to 30.06.2023. The MOS shall submit the Certificate of Non-drawal of HRA for the said lease period.

4. The Drawing and Disbursing Officer, General Administration Department shall draw and disburse the amount sanctioned at para (3) above to the account of the Flat Owner Smt. Seera Krishnaveni, W/o Uday Kumar, **A/c No.222012010000331**, Union Bank of India, Lotus Land Mark, Vijayawada, IFSC Code:UBIN0822205, Aadhar No.4246 6227 2511, PAN No.DXTPS1188E.

(P.T.O)

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5. The individual shall forego the HRA from 1-4-2023 to 30-6-2023.
6. The expenditure shall be debited to the Head of Account "2052-00-090-00-05- 140-141".
7. This order is issues with the concurrence of the Finance (FMU-GAD-I) Department, vide their U.O.No. FIN01-FMU0PC (GAD1)/20/2022-FMU-GADI, Dt: 23.09.2022.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

K PRAVEEN KUMAR

SPL. CHIEF SECRETARY TO GOVERNMENT (GPM & AR)

To

Sri G. Satya Prabhakar Rao, Secretary to Government, Legal and Legislative Affairs & Justice, Law Department, A.P. Secretariat, Velagapudi.

The G.A (Claims.C) Dept.

The Pay and Accounts Officer, A.P, Vijayawada.

The Deputy Pay and Accounts Officer, A.P. Secretariat, Velagapudi.

Copy to:

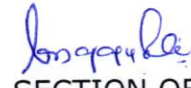
The Lessor i.e., Smt Seera Krishnaveni , W/o Uday Kumar, R/o Plot No.19, Sector.1, Road No.2, Lotus Land Mark Ayodhya Nagar, Vijayawada

(Urban), Gandhinagaram, Krishna Vijayawada (Urban), A.P.-520003.

The P.S. to Spl. Chief Secretary to Government (GPM & AR)

SF/SC (1736952).

//FORWARDED::BY ORDER//


 SECTION OFFICER



Processed
CNO. 1736952

ANNEXURE- I
APPLICATION FOR LEASED ACCOMODATION TO THE OFFICER

To
The Spl. Chief Secreatry to Government, GPM & AR,
General Administration (Accommodation) Dept.,
A.P. Secretariat , Velagapudi, Amaravati.

Sir,

I am at present working as Secretary to Government, Legal and Legal and Legislative Affairs & Justice, Law Department from 28-04-2022 and I Request you kindly approve the ^{renewal} lease for the house/flat as per my self-declaration (enclosed), Certificate issued by Executive Engineer (R&B) Division, Guntur (enclosed) and particulars given below:

Name and Full Postal Address with Pin Code of the Flat Owner		Smt Seera Krishnaveni W/o Uday Kumar
Location of the Proposed House/Flat(with complete postal address with (pine Code)	:	Plot No.19, Sector.1, Road No.2, Lotus Land Mark Ayodhya Nagar, Vijayawada (Urban), . Andhra Pradesh, 520003.
Area of the House	:	Lotus Land Mark Ayodhya Nagar, Vijayawada
Rent per month requested by the Owner	:	37,000/-
Period of Lease	:	14 months
Date of Commencement of Lease	:	01.04.2023

2. I hereby declare that all the information furnished above is true and correct.

(Signature)

**Secretary to Government,
Legal and Legislative Affairs & Justice,
Law Department.**



22/6/2023

As (Accom)
Sol (Accom)

ANNEXURE - III
CONSENT LETTER

To,
The Spl. Chief Secretary to Government,
General Administration (Accom.) Department.
AP Secretariat, Velagapudi.

Sir,

Sub: Consent of Smt. Seera Krishnaveni W/o Uday Kumar owner of R/o : Plot No.19, Sector.1, Road No. 2, Lotus Land Mark Ayodhya Nagar,Vijayawada(urban), Gandhinagaram, Krishna ,Vijayawada (Urban), Andhra Pradesh, 520003 to lease Agreement for a period of 11 Months from 1.04.2023 to 29-03-2024 - Submission.

1. Smt. Seera Krishnaveni W/o Uday Kumar owner of R/o : Plot No.19, Sector.1, Road No. 2, Lotus Land Mark Ayodhya Nagar,Vijayawada(urban), Gandhinagaram, Krishna ,Vijayawada (Urban), Andhra Pradesh, 520003 do hereby giving my consent to lease out my above referred premises for housing your Officer's quarters on the following terms and conditions.

1. The rent shall be Rs.37,000/- per month for the total carpet area of 1867.00 Sq.feet on floor as per the plan enclosed.
2. The period of lease shall be 11 months commencing from the date of the possession with an option to the occupant to vacate the premises by giving one month notice during the lease period and to be renewed for a further period on the same terms and conditions
3. All the taxes will be paid by me.
4. I will provide the facilities of water supply, electricity, power backup, AC, Wi-Fi for the premises. Only consumption charges are to be paid by the individual.
5. I have purchased and constructed the house and other than myself no one else is having any right, title or interest in the said premises and except me no one else is entitled to the rents payable for the house.

Yours faithfully,

S. Krishnaveni

Smt. Seera Krishnaveni W/o Uday Kumar

भारतीय गैर न्यायिक बीस रुपये रु.20 भारत INDIA सत्यमेव जयते Rs.20 TWENTY RUPEES INDIA NON JUDICIAL			
Serial No: 90967 Purchased By : SEERA KRISHNAVENI W/O S UDAY KUMAR VIJAYAWADA	Denomination: 20 For : **SELF**	Date: 16-06-2023 Stamp S. no : 84AA 411783 Sub Registrar : 84AA 411783 Ex. Office Stamp Vendor SRO Vijayawada	आंध्र प्रदेश ANDHRA PRADESH

LEASE AGREEMENT

THIS AGREEMENT OF LEASE is made and entered into at Vijayawada on this, ... day of June, 2023

BETWEEN:

Smt. Seera Krishnaveni , W/o. Uday Kumar, Aged 42 years, R/o: Plot No.19, Sector.1, Road No.2, Lotus Land Mark Ayodhya Nagar, Vijayawada(Urban), Gandhinagaram, Krishna, Vijayawada., Occ: House wife, having a Independent house hereinafter called the **LESSOR** (which expression shall include his heirs, successors, legal representatives, administrators, executors and assignees) or the Firm Company or other establishment owning the scheduled property to the **ONE PART.**

AND

The Government of Andhra Pradesh represented by **Deputy Secretary to Government, G.A.D Department** , hereinafter called the **LESSEE** (which expression shall include successors, legal representatives, administrators, executors and assignees) of the **OTHER PART.**

LESSOR

S. Krishnaveni

LESSEE

Mudhan Rao



Serial No. 90968

Denomination: 20

Date 16-06-2023

Stamp S. no 84AA 411784

Purchased By :

For :

SEERA KRISHNAVENI

SELF

W/O S UDAY KUMAR

VIJAYAWADA

आंध्र प्रदेश ANDHRA PRADESH

Sub Registrar

Ex. Office Stamp Vendor

SRO Vijayawada

In this Rental Agreement the OWNER and TENANT shall be referred to collectively as the "Parties" and the term Party shall refer to either of them.

AND WHEREAS the TENANT for the purpose of providing residential accommodation to its employees of A.P. Secretariat has agreed to take on rent the said "Schedule 2nd Floor with Car Parking" from the OWNER for a period of 11 months (eleven months) commencing from **1st April, 2023** and ending by **24th Feb. : 2024**, on the terms and conditions set forth hereinafter. **NOW THIS RENTAL AGREEMENT WITNESS BETWEEN THE OWNER AND TENANT AS FOLLOWS.**

1. Agreement:

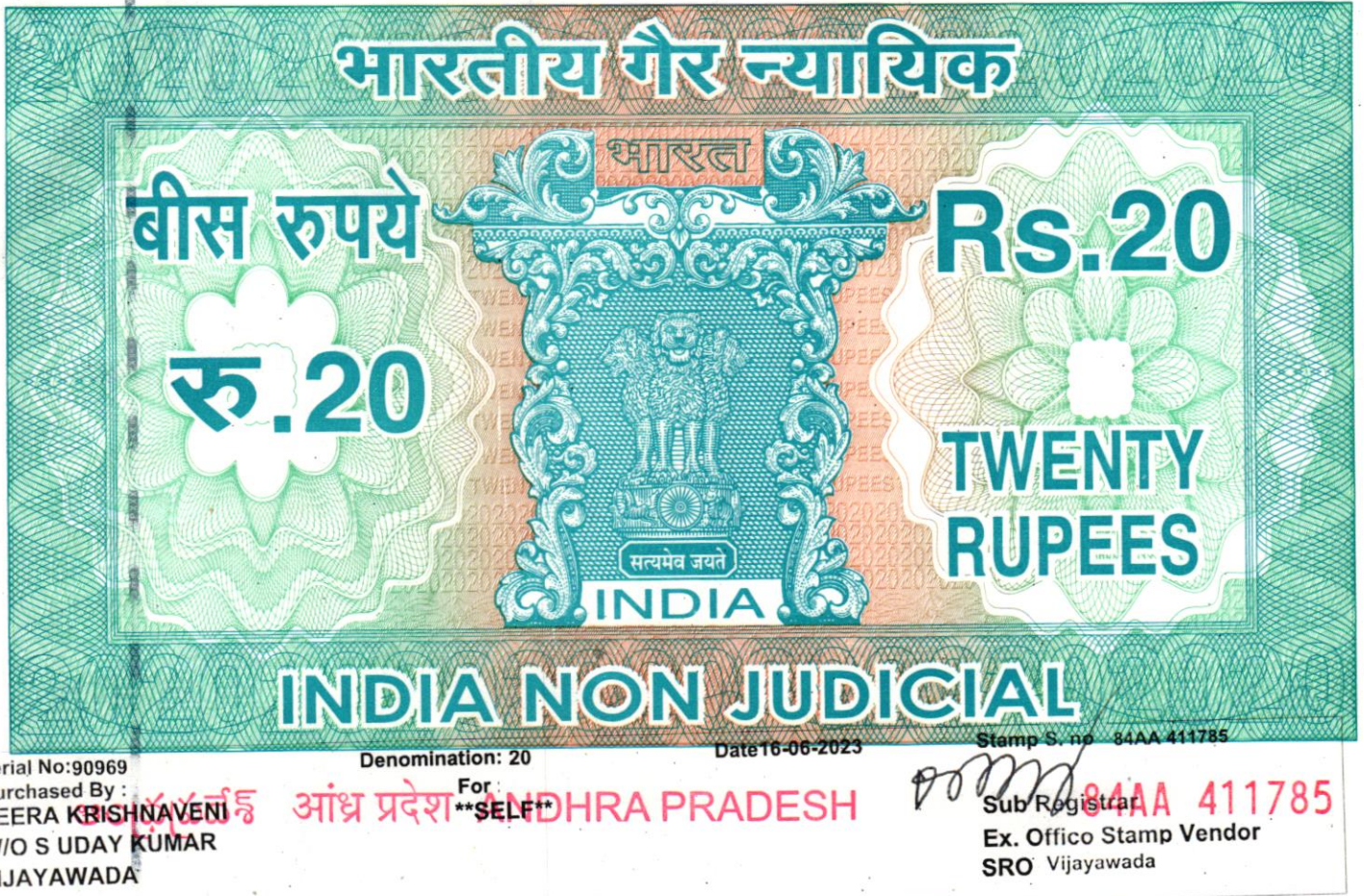
The OWNER offers and the TENANT accepts the said Schedule 2nd Floor with Car Parking on a monthly rental as per Clause 2 below for the tenure and as per Clause 3 below, on the terms and conditions contained hereinafter;

2. Monthly Rent Payable:

In consideration of a monthly rent the TENANT agrees to pay to the OWNER the monthly rentals being the first year rental i.e. from 1st April, 2023 to ~~24-01-2024~~ **2024** a sum of Rs.37,000/- inclusive of Individual maintenance.

S. K. Krishna Veni

(Signature)



The agreed monthly rent for the Schedule 2nd Floor with Car Parking as mentioned above shall be paid by the TENANT on or before 15th day of every succeeding month by depositing the same in to the get respective rental amount to be credited to the respective flat owner's bank account.

3. TENURE OF RENTAL AGREEMENT

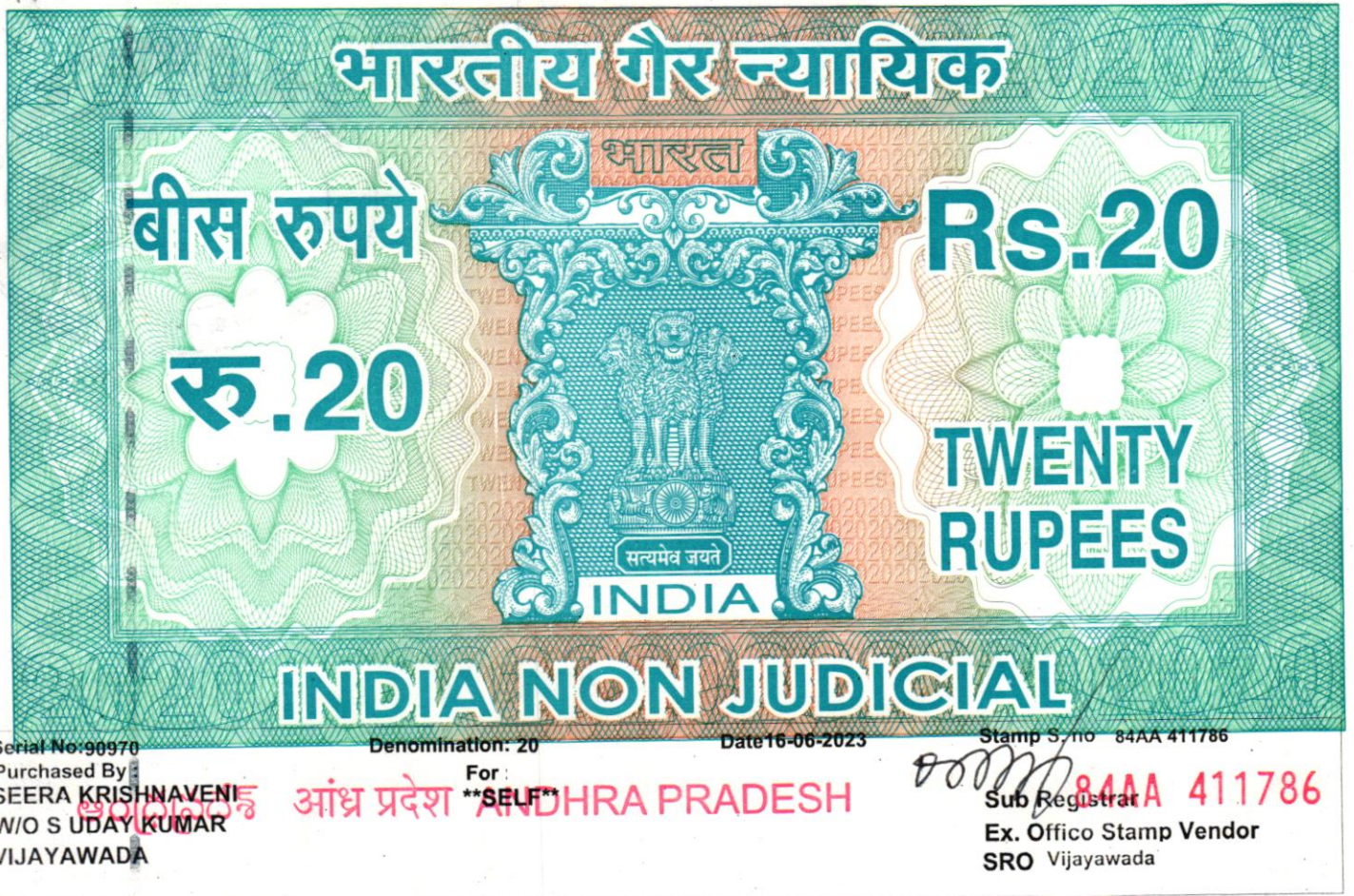
The tenure of the tenancy for the said Schedule Flat and the term of this Rental Agreement shall be for a period of 11 (eleven months) (Hereinafter referred to as "Rental Period") commencing from 1st April, 2023 to 31st Feb., 2024, unless renewed by mutual consent on terms and conditions mutually agreed by the Parties.

4. SECURITY DEPOSIT:

It has been agreed that no security deposit will be paid for the Schedule 2nd Floor with Car Parking, however, the TENANT should clear all the arrears of rent, electricity bills, damages to the fitting & fixtures, if any to the Schedule Flat. The TENANT shall be responsible for any damages to the Schedule 2nd Floor with Car Parking except for normal wear and tear.

S. Krishna Veni

Mudhakshi



5. EXTENTION:

After the expiry of the present tenure of Rental Agreement (as above) the Tenant shall immediately hand over the possession of Schedule 2nd Floor with Car Parking to the OWNER in the same condition as handed over to the TENANT at the beginning of the rental tenure. The further extension, if any, of the Rental Agreement shall be carried out on mutually agreed terms and conditions before (1) month to the date of expiry of this Rental Agreement.

6. INFRASTRUCTURE & MAINTENANCE:

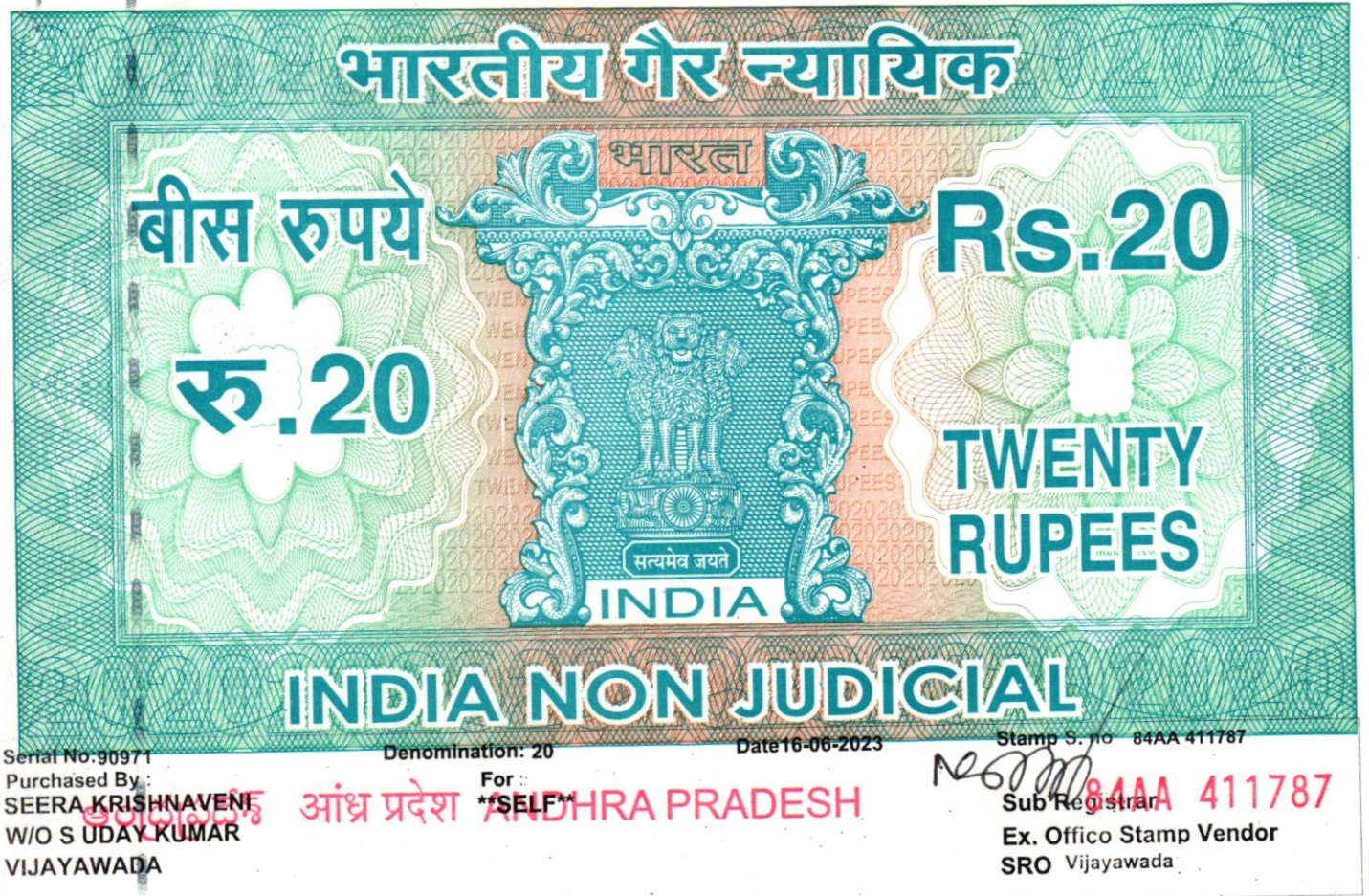
The OWNER shall provide necessary infrastructure/ facilities Vijayawada, Drinking water, Fans (each room), Lights (each room), and provision for curtains i.e curtain roofs, Bathroom fittings. The Schedule 2nd Floor occupiers (employees) shall borne the flat inside cleaning expenses and maintain the Schedule Flat in good and tenable condition and hand over in the same condition to the OWNER after expiry of lease agreement.

7. ELECTRICITY CHARGES:

The flat occupiers (Employees) TENANTS shall pay consumed electricity charges regularly and without any default as per the meters provided separately to the Schedule 2nd Floor. Whatever, deposits payable to the Electricity Dept., will have to be borne by the OWNER.

S. K. Krishnaveni

Sub Registrar



8. USE OF PREMISES:

8.1 The Schedule 2nd Floor shall be used by the TENANT for Residential purpose only and the Schedule 2nd Floor & Car Parking shall not be sub-let OR used for any objectionable OR business OR as manufacturing unit OR any unlawful, illegal activates OR any other use which is not permitted by law.

8.2 The TENANT shall occupy and use the said Schedule Flats without causing any nuisance or annoyance to the other residents in the Schedule 1st Floor.

9. RIGHTS OF INSPECTION:

The OWNER or any of their representatives shall be entitled to enter the Schedule 2nd Floor with Car Parking at all reasonable hours for the purpose of inspection/carrying out any Repairs/Construction relating to the building with permission from the TENANT with minimum prior notice/intimation of one day to the TENANT.

10. TRANSFER OF TENANCY:

Initially the TENANCY shall be for a period of 11 months as mentioned in clause 3, if in future the OWNER sells any of the Schedule 2nd Floor with Car Parking consisting therein to another party, then the Rental Agreement will be transferred in the name of new owner of such flat. The new

S. K. Krishna Veni

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Owner shall be deemed to have accepted the present Tenancy and shall allow the TENANT to be continued till expiry of the tenure of this Rental Agreement.

11. ALTERATIONS:

Any alterations within the Schedule Flat such as paint, wallpaper, alter or redecorate, change or install antenna or other equipment, screws, fastening devices, large nails, or adhesive materials, place signs, displays, or other exhibits can be allowed as mutually agreed, However, the structural alterations are strictly prohibited. All minor repairs have to be borne by TENANT and the OWNER has to bear the major repairs.

12. Taxes:

All the tax implications relating to this Rental Agreement including Service Tax are to be borne by the TENANT alone and at no circumstances the OWNER shall be responsible for payment of such taxes except for TDS by the respective Schedule 2nd Floor owner covered in Schedule. The building tax (Property tax) shall be borne by the owner.

13. Stamp duty and Registration charges:

Stamp duty and Registration charges for the purpose of registration of this Rental Agreement shall be borne by the TENANT and OWNER equally.

14. Representations:

Each party represents and warrants that:

- (i) It has the requisite power to enter into this Rental Agreement and all the necessary actions have been undertaken authorize the execution, delivery, entry and performance of this Rental Agreement; and
- (ii) Its obligations set out in this Rental Agreement constitute its legal, valid and binding obligations enforceable in accordance with the Law.
- (iii) In case of any disputes it may be referred to the arbitration proceedings as per the Arbitration and Conciliation Act 1996 and the place of Arbitration shall be in Vijayawada.

15. Responsibilities of Chairman, Accommodation Committee/ TENANT:

- (i) The TENANT represented by the Government of Andhra Pradesh Deputy. Secretary to Government, G.A. (ACCOM) Dept, A.P. Secretariat, Velagapudi, Vijayawada District. Accommodation Committee for employees of Secretariat to Co-Ordinate with OWNER for depositing the rent, paying the monthly maintenance charges and to co-ordinate to resolve all the issues relating to or arising out of this Rental Agreement.
- (ii) Notwithstanding, anything contained in this Rental Agreement, in the event of any dispute or differences between the occupier of the flat and owner of the flat the

S. K. Krishna Veni

[Signature]

TENANT initially shall directly resolve the said dispute/differences with the respective flat owner and in the event if the said dispute or difference is not resolved between them it shall be referred to the arbitrators under clause 15 (ii) supra.

In WITNESS WHERE OF the PARTIES have hereunto set their respective hand on the day of June, 2023 first hereinabove written

S. Krishnaveni

OWNER
(Signature)

(Name): Smt Seera Krishnaveni
Address: Plot No.19,
Lotus Land Mark
Ayodhya Nagar,
Vijayawada (Urban),
Andhra Pradesh, 520003.


For and on behalf of the TENANT
(Signature)

"Estate Officer cum EO Deputy Secretary
to Government (Accomm.)" GAD

In the Presence of Witnesses:

1.

(Signature)

Name: G. MOHAN GOPALA KRISHNA

Address: PS to Secy to Govt. Law.
A.P. Secretariat
Velagapudi
Amravati

2.

(Signature)

Name: V. RAMESH

Address: JOINT SECRETARY TO GOVT.
LAW DEPARTMENT,
A.P. SECRETARIAT,
VELAGAPUDI,
AMARAVATI.